



ESTATE AGENTS



20 Willow Green, Saltash, PL12 4BE

Offers Over £200,000

****FOR SALE WITH NO ONWARD CHAIN****Nestled in the charming area of Willow Green, Saltash, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts light and airy lounge, kitchen/diner, two well-proportioned bedrooms, bathroom and separate W.C., front and rear gardens. Other benefits include double glazing and gas central heating. Willow Green is a lovely location, offering a blend of tranquillity and accessibility. Residents can enjoy the nearby amenities and the picturesque surroundings that Saltash has to offer. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming end-terrace house your new home. EPC = To follow. Council Tax Band B. Freehold Property.

LOCATION

Saltash is a popular Cornish town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

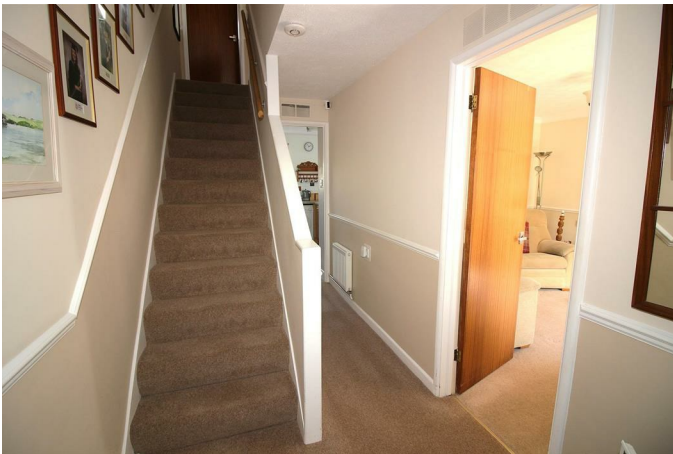
uPVC front door with obscure glass leading into the entrance vestibule.

ENTRANCE VESTIBULE 6'11 x 5'10 (2.11m x 1.78m)



Coat hanging space, power points, wall light point, storage cupboard, sliding door leading into the hallway.

HALLWAY



Stairs leading to the first floor with understairs storage cupboards, radiator, power points, dado rail, doorways leading into the ground floor living accommodation.

LOUNGE 13'5 x 11'5 (4.09m x 3.48m)



Double glazed window to the front aspect with a pleasant outlook over looking the front garden, radiator, various power points, dado rail, wooden fire surround with inset electric fire.



KITCHEN/DINER 17'6 x 10'3 (5.33m x 3.12m)



KITCHEN AREA



Matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, space for cooker, double glazed window to the rear aspect, various power points. Storage cupboard with shelving.

DINING AREA



Space for dining table, radiator, various power points, floor to ceiling double glazed window to the rear, doorway leading to the rear garden.

STAIRS

Leading to the first floor landing.

LANDING

Loft hatch providing access to the loft space, dado rail, linen cupboard housing the boiler which supplies the hot water and central heating system, doorways leading into the first floor living accommodation.

BEDROOM 1 14'6 x 10'5 (4.42m x 3.18m)



Double glazed window to the front aspect, radiator, power points, walk in storage cupboard with shelving.



BEDROOM 2 12'10 x 8'4 (3.91m x 2.54m)



Double glazed window to the rear aspect with a pleasant outlook over looking the local area, radiator, various power points.

BATHROOM



Matching bathroom suite comprising panelled bath with electric Mira shower above, wash hand basin, radiator, part tiled walls, obscure glass double glazed window to the rear aspect.

SEPARATE W.C.

Low level w.c., obscure glass double glazed window to the rear aspect.

FRONT GARDEN

Level front garden which has a lawned area, various mature plants and shrubs, pathway leading to the front door.

REAR GARDEN



Access via doorway from the dining area leading out onto a patio area providing an ideal spot for entertaining or alfresco dining, steps lead down to the remainder of the garden with gateway leading to the rear.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

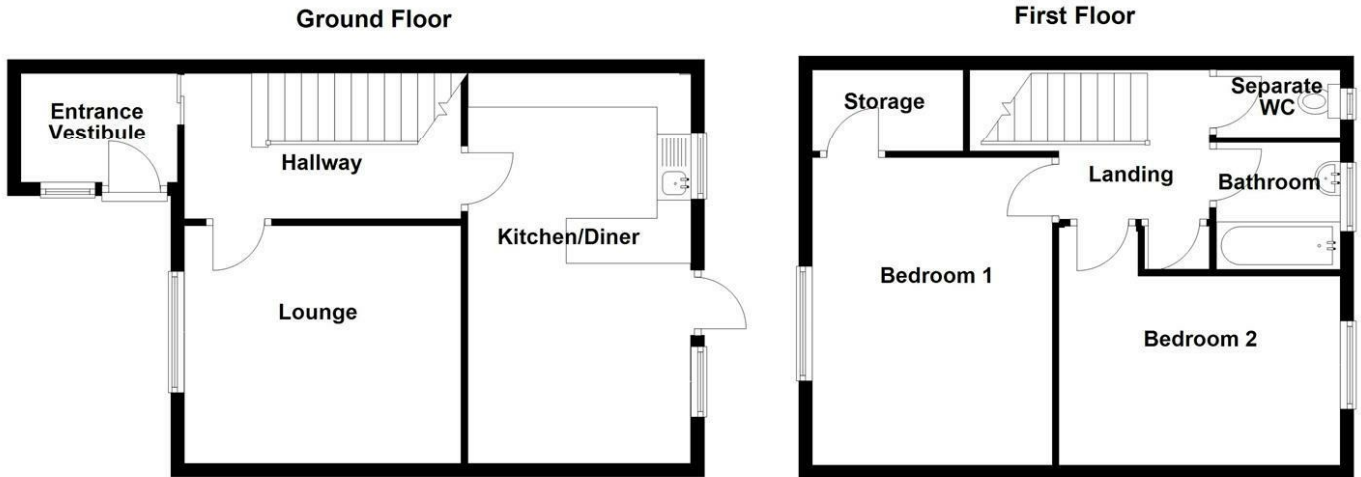
Please check out the links below where you can find mobile phone coverage services and Internet

provider speeds top the property location

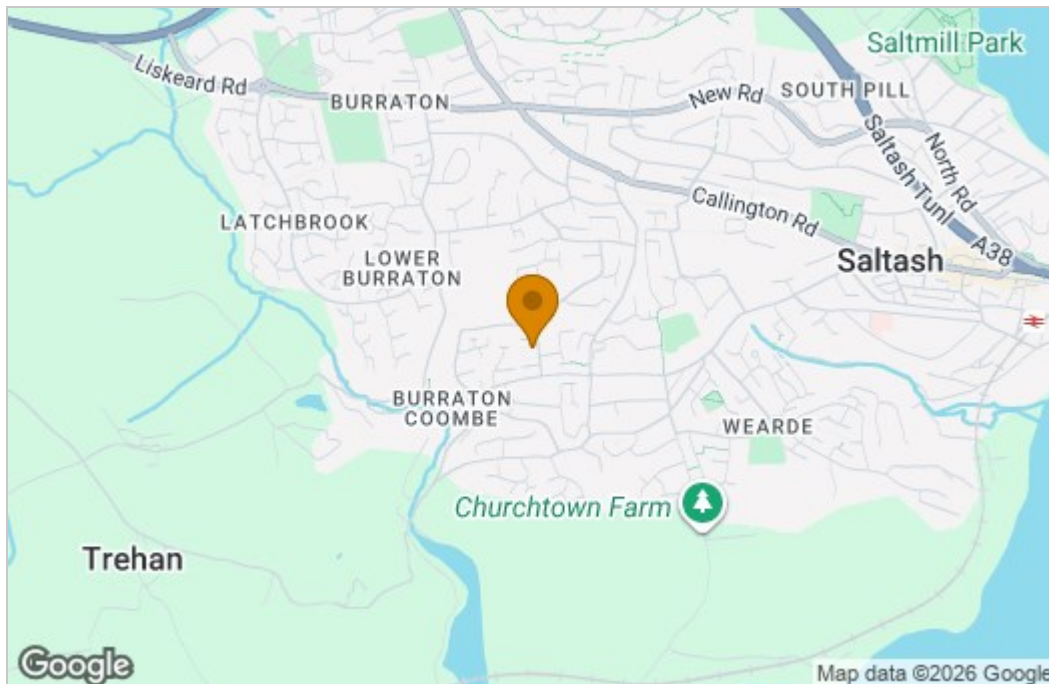
<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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